

KEY NO. 168-05301-0378  
STATE ID. NO. 79 06-01-451 007.000-35

PROJECT: Cumberland Ave. Reconstruction Phase I  
PARCEL NO.: 21  
COUNTY: TIPPECANOE  
OWNER: Purdue Research Foundation

**CORPORATE LIMITED WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT **PURDUE RESEARCH FOUNDATION**, an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246), conveys to the **CITY OF WEST LAFAYETTE** of the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Tippecanoe County in the State of Indiana, to-wit:

**PARCEL: 21**  
**PROJECT: Cumberland Ave. Reconstruction Phase I**

**DESCRIPTION:**

A Part of Lot 10, Phase 2, Part 2, Section 2 of Purdue Industrial Research Park recorded as Instrument Number 9915213 and recorded in the Office of the Tippecanoe County Recorder located in of Section 1, Township 23 North, Range 5 West of the Second Principal Meridian, Tippecanoe County, Indiana, more particularly described as follows:

**PARCEL 21A**

Commencing at the Northwest corner of said Lot 10; thence South 00 degrees 36 minutes 33 seconds East along the West Line of said Lot 10 a distance of 637.68 feet to the Point of Beginning; thence South 25 degrees 07 minutes 17 seconds East a distance of 136.41 feet; thence South 45 degrees 42 minutes 05 seconds East a distance of 56.57 feet to the South Line of said Lot 10; thence South 89 degrees 17 minutes 55 seconds West along said South Line a distance of 66.61 feet; to a point on a tangent curve having a radius of 30.00 feet, the radius point of which bears North 00 degrees 42 minutes 05 seconds West; thence northwesterly along said curve an arc distance of 47.17 feet to a point on the West Line of said Lot 10 which bears South 89 degrees 23 minutes 27 seconds West from said radius point; thence North 00 degrees 36 minutes 33 seconds West along said West Line a distance of 134.16 feet to the Point of Beginning, containing 0.147 acres of land, more or less.

**ALSO,**

**PARCEL 21B**

Beginning at the Southeast Corner of said Lot 10 on the North Right-Of-Way Line of Cumberland Avenue; thence South 89 degrees 17 minutes 55 seconds West along said North Right-Of-Way Line a distance of 25.00 feet to the West Line of the East half of the Southwest Quarter of Section Once; thence North 00 degrees 36 minutes 05 seconds West along said Quarter Section Line a distance of 10.00 feet; thence North 00 degrees 36 minutes 05 seconds West along said Quarter Section Line a distance of 5.00 feet; thence North 89 degrees 17 minutes 55 seconds East parallel with said Right-Of-Way Line a distance of 25.00 feet; thence South 00 degrees 36 minutes 05 seconds East parallel with said Quarter Section Line a distance of 15.00 feet to the Point of Beginning, containing 0.009 acres (375 sq. ft.) of land, more or less.

(collectively, the "Real Estate").

The grantor by execution and delivery of this Corporate Limited Warranty Deed warrants the title to the Real Estate as to its own acts only and not to the acts of any other.

This conveyance is subject to all easements, rights-of-way, and restrictions of record.

This conveyance is also subject to any and all real and personal property taxes and assessments assessed to the Real Estate for 2008, due and payable in 2009, and all subsequent taxes and assessments assessed to the Real Estate, if any.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor.


The undersigned persons executing this Corporate Limited Warranty Deed on behalf of the grantor represent and certify that each of the undersigned is a duly elected officer of the grantor, and has been fully empowered by proper Resolution or the By-Laws of the grantor to execute and deliver this Corporate Limited Warranty Deed; that the grantor is an Indiana corporation formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246; that grantor has filed all corporate annual reports with the Secretary of State in the state of Indiana; that the grantor has full corporate capacity to convey the Real Estate; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the above-named grantor, PURDUE RESEARCH FOUNDATION, an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246), has caused this Corporate Limited Warranty Deed to be executed by its duly authorized officers and its corporate seal to be affixed, this 20<sup>th</sup> day of January, 2010.

GRANTOR:

PURDUE RESEARCH FOUNDATION  
an Indiana corporation (formed and existing under the Indiana  
Foundation or Holding Companies Act, Acts of 1921, ch. 246)

By:

  
Joseph B. Holnett  
Senior Vice President, Treasurer, and Chief  
Operating Officer

ATTEST:

By:   
Judith A. Hall  
Corporate Secretary

STATE OF INDIANA                     )  
  ) SS:  
COUNTY OF TIPPECANOE            )

Before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of January 2010, personally appeared PURDUE RESEARCH FOUNDATION, an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246), by Joseph B. Hornett and Judith A. Hall, its Senior Vice President, Treasurer, and Chief Operating Officer, and Corporate Secretary, respectively, who acknowledged the execution of the foregoing document for and on behalf of said grantor, and who, having been duly sworn, stated that the representations therein contained are true.

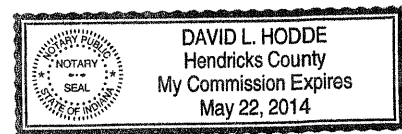
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Signature: David L. Hodde

Printed Name: \_\_\_\_\_  
Notary Public

County of Residence: Hendricks

My Commission Expires: 22 May 2014



**ACCEPTED: CITY OF WEST LAFAYETTE  
BOARD OF PUBLIC WORKS AND SAFETY**

\_\_\_\_\_  
John R. Dennis, Mayor

\_\_\_\_\_  
Sana G. Booker, Member

\_\_\_\_\_  
Bradley W. Marley, Member

\_\_\_\_\_  
Jonathan C. Speaker, Member

\_\_\_\_\_  
Elizabeth M. Stull, Member

STATE OF INDIANA        }  
                                  } SS:  
COUNTY OF TIPPECANOE }

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_ day of \_\_\_\_\_, 2010 personally appeared Mayor John R. Dennis, Bradley W. Marley, Sana G. Booker, Jonathan C. Speaker and Elizabeth M. Stull of the West Lafayette Board of Public Works and Safety, and acknowledge the execution of the above release, for the uses and purposes herein mentioned.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2010.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Notary Public

County of Residence: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This instrument prepared by: Eric H. Burns, of the firm of WITHERED BURNS & PERSIN, LLP, 8 N. 3<sup>rd</sup> Street, Suite 401, P.O. Box 499, Lafayette, Indiana 47901. Telephone: (765) 742-1988  
*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Eric H. Burns).*

**NOTE: THE FILING OF A SALES DISCLOSURE FORM 46021 (R 8/7/08) IS NOT REQUIRED IN ORDER TO RECORD THIS INSTRUMENT BECAUSE THIS IS A GIFT, CONVEYANCE, GRANT, AND/OR ASSIGNMENT OF AN INTEREST IN REAL PROPERTY FOR NO CONSIDERATION BEYOND NOMINAL CONSIDERATION RECITED IN THIS DOCUMENT.**